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**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING NOTICE**

**March 22, 2022**

**7:00 pm @ Community Development Department  
3 N Lowell Road, Windham, NH 03087**

**Case # 04-2022                      Parcel 17-I-112B**

**Applicant – Edward N. Herbert Assoc, Inc.**

**Owner – Barry & Donna Johnson**

**Location – 32 Walkey Road**

**Zoning District – Residential District A & Watershed Protection Overlay District (WPOD)**

Variance Relief is requested from **Section(s) 401, 406, 702, and Appendix A-1** to construct an addition with a footprint of approximately 804 SF to an existing non-conforming structure on a pre-existing non-conforming lot. To allow a 36' front yard setback where 50' is required. To allow 17' side yard setback, where 30' is required. To allow a 45' shoreland setback, where 50' is required. To allow a 97' frontage where a minimum of 175' of frontage is required.

**Case #05-2022                      Parcel 25-R-6263**

**Applicant – Denis Tremblay**

**Owner – Harding RT Tremblay, M Theresa & Denis J.**

**Location – 12 Acadia Drive**

**Zoning District – Rural District**

Variance Relief is requested from **Section(s) 611.6.4.3.1** to permit placement of a single-family residence in an Open Space Residential Development. The proposed front yard setback from the edge of a right of way is 80' where 50' is the maximum required.

**Case #07-2022                      Parcel 11-C-3100**

**Applicant – Salvatore Erna**

**Owner – Same**

**Location – 3 Lancelot Street**

**Zoning District – Residential District A**

Variance Relief is requested from **Section(s) 702, and Appendix A-1** to construct a detached 40x60 accessory building 17'-10" from the side lot line, where 30' is required.

**Case #08-2022                      Parcel 17-M-32**  
**Applicant – Benchmark LLC**  
**Owner – David and Erin Rogers**  
**Location – 19 Armstrong Rd**  
**Zoning District – Residential District A**

Variance Relief is requested from **Section(s) 406.2, 702, and Appendix A-1** to allow expansion of the existing structure from 1,260 SF to approximately 1,500 SF on a pre-existing non-conforming lot. To allow 11' and 17' side yard setbacks for the expansion of the rear deck where 30' is required. To allow a farmer's porch on the front of the home to be constructed 19.5' to the side yard setback, where 30' is required.

**Case #09-2022                      Parcel 16-Q-179**  
**Applicant – Benchmark LLC**  
**Owner – Henry C Forde Heirs**  
**Location – 20 First Street**  
**Zoning District – Residential District A**

Variance Relief is requested from **Section(s) 702, and Appendix A-1** to allow construction of a new approximately 1,868 SF two-bedroom year-round home on a pre-existing non-conforming lot. To allow 9' and 10' side yard setbacks, where 30' is required. To allow a 17' front yard setback where 50' is required. To allow a 16' shoreland setback, where 50' is required. To allow a 60' frontage where a minimum of 175' of frontage is required.

**Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at [www.windhamnh.gov/AgendaCenter](http://www.windhamnh.gov/AgendaCenter).**

**Copies of all Zoning Board of Adjustment applications and materials are available for review.  
Contact: Community Development Department; open Monday – Friday 8am – 4pm**